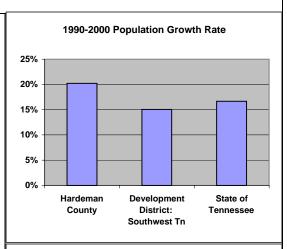
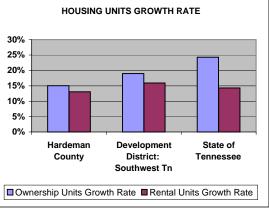
## Population and Housing Market Profiles: Hardeman County

|                                     | Hardeman | Development<br>District: | State of    |
|-------------------------------------|----------|--------------------------|-------------|
|                                     | County   | Southwest Tn             | Tennessee   |
| POPULATION                          | County   | Countrious III           | 10111100000 |
| Census 2000 Population              | 28,105   | 242,763                  | 5,689,283   |
| 1990-2000 Population Growth Rate    | 20.2%    | 15.1%                    | 16.7%       |
| MINORITY POPULATION                 |          |                          |             |
| African American population         |          |                          |             |
| Census 2000                         | 11,617   | 58,697                   | 953,349     |
| 1990-2000 Growth Rate               | 32.8%    | 20.7%                    | 22.5%       |
| Asian & Pacific Islander population |          |                          |             |
| Census 2000                         | 139      | 1,300                    | 73,505      |
| 1990-2000 Growth Rate               | 124.2%   | 174.8%                   | 130.9%      |
| Hispanic population                 |          |                          |             |
| Census 2000                         | 273      | 3,484                    | 123,838     |
| 1990-2000 Growth Rate               | 56.0%    | 219.3%                   | 278.2%      |
| HOUSING UNITS & VACANCY             |          |                          |             |
| Ownership Units                     |          |                          |             |
| Census 2000                         | 6,988    | 68,288                   | 1,561,363   |
| Ownership Units Growth Rate         | 15.0%    | 19.0%                    | 24.3%       |
| Owner Market Vacancy rates          | 1.8      | 1.3 to 3.2               | 2.0         |
| Rental Units                        |          |                          |             |
| Census 2000                         | 2,424    | 25,514                   | 671,542     |
| Rental Units Growth Rate            | 13.1%    | 15.9%                    | 14.3%       |
| Renter Market Vacancy rates         | 10.1     | 7.5 to 13.9              | 8.8         |
| AGE OF HOUSING STOCK                |          |                          |             |
| Percent of units built before 1960  | 21.8%    | 23.2%                    | 25.4%       |
| Percent of units built after 1990   | 21.0%    | 23.6%                    | 23.5%       |





HARDEMAN Page 1

## Population and Housing Market Profiles: Hardeman County Development Homeownership Rates: 1990 & 2000 Hardeman District: State of County Southwest Tn Tennessee 80% **HOME OWNERSHIP RATES** 75% Census 2000 74.2% 72.8% 69.9% 70% Census 1990 73.9% 72.3% 68.1% 65% MINORITY HOMEOWNERSHIP RATES Hardeman County **Development District:** African American Census 2000 67.4% 54.9% 50.5% □Census 2000 □Census 1990 Census 1990 67.3% 56.0% 47.3% Asian & Pacific Islander Census 2000 76.2% 60.1% 50.3% Income Statiatics (2000 Census) Census 1990 76.5% 56.6% 45.1% Hispanic \$50,000 Census 2000 55.6% 42.6% 35.8% \$40,000 \$30,000 Census 1990 48.6% 34.5% 52.3% \$20,000 \$10,000 1999 Income (2000 Census) 13349 to Per Capita Median **Median Family** Per Capita Income \$13,349 19389 \$19,393 Income Household Income 27671 to Income Median Household Income \$29,111 36982 \$36,360 32597 to ■ Hardeman County ■ State of Tennessee Median Family Income \$34,746 44595 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 25.0% 20.0% 15.0% 10.0% 5.0% 0.0% 54% N/A 58% Median Household Income 52% N/A 47% Median Family Income 47% 57% N/A Poverty Status in 2000 Hardeman Development State of District: Persons below Poverty Level 4,769 36,484 746,789 County Tennessee Southwest Tn Families below Poverty Level 1,140 8,269 160,717 % of Persons below Poverty Level 19.7% 15.7% 13.5%

HARDEMAN Page 2

## Population and Housing Market Profiles: Hardeman County Development Hardeman District: State of Housing Cost Burden in 2000 Southwest Tn Tennessee County 45% 40% Home Values & Owner Cost Burden 35% 58300 to 30% 2000 median home value \$59,900 85100 \$93,000 25% 20% 60.3% 1990-00 increase in home value 55.2% 15% Owner-cost Over 30 percent of income 22.8% 19.1% 19.9% 10% 14.5% Owner-cost Over 37 percent of income 18.2% 14.5% 5% 0% Hardeman Development State of **Gross Rent & Rent Burden** District: County Tennessee 2000 median Gross Rent \$387 346 to 510 \$505 Southwest Tn 1990-00 increase in Gross Rent 50.0% 41.5% N/A Gross Rent Over 30 percent of income 40.0% 37.9% 38.6% ■ Owner-cost Over 30 percent of income 31.8% 31.0% 30.2% Gross Rent Over 37 percent of income ■ Gross Rent Over 30 percent of income **Units with Other Housing Problems House Heating Fuel Used** Lacking complete plumbing facilities 154 751 14,340 13,324 Lacking complete kitchen facilities 105 608 60% 360 2,397 61,191 Over crowding (over 1 person per room) 50% House Heating Fuel Used in 2000 40% Electricity 36.2% 33.5% 52.1% 30% Utility Gas 43.9% 49.4% 36.0% Bottled or LP Gas 14.8% 13.6% 7.2% 20% 10% Recent Movers (2000 Census) Moved into the unit in 1999 or later 14.6% 18.9% 20.7% Hardeman Development State of Moved into the unit in 1995 or later 40.9% 49.6% 45.9% County District: Tennessee Moved into the unit in 1990 or later 59.6% 62.4% 65.7% Southwest Tn Mobile Home Units (2000 Census) 2,335 16,405 268,876 ■ Electricity ■ Utility Gas ■ Bottled or LP Gas

HARDEMAN Page 3